

LAFAYETTE PARK Redevelopment Plan Outline

SUMMARY OF DRAFT VERSION: 6-9-2016

Goals and Objectives:

- Improve retail vibrancy and create jobs
- Affordable Housing creation
- Expand housing opportunity
- Sustainability and resiliency
- Smart Growth

General Land Use Requirements:

- Ground floor retail required in apartment buildings along Johnston Ave, Pacific Ave, and Grand Street
- Required stormwater regulations and controls for buildings with 5 or more units.

Permitted Principal Uses:

- Residential
- Main street commercial

Maximum Permitted Height:

- Buildings with 1 to 7 residential units = four stories
- Buildings with 7 or more residential units = six stories

Development Standards:

Standards for lots 3,499 square feet or less:

- 35 dwelling units per acre (2-3 units on the average lot in Lafayette Park area).
- Building coverage maximum = 70%
- Rear yard= 25 feet. Side Yard = no requirement. Front yard = match predominant setback.

Standards for lots 3,500 square feet and greater:

- 70 dwelling units per acre (6-15 units on the average to large lot in Lafayette Park area).
- Building coverage maximum is 75%
- Rear yard 25 feet. Side Yard has no requirement. Front yard is to match predominant setback.

Affordable Housing Bonus

- Developers of new construction may choose to increase the maximum density for the corresponding lot size up to twice that specified.
 - 1) 1 unit or 15% of all residential units constructed, whichever is greater, in buildings with 3-7 dwelling units.
 - 2) 3 units or 15% of all residential units constructed, whichever is greater, in buildings with 8 or more dwelling units.